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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**MHRB\_2016-0004  
APRIL 4, 2016**

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**OWNER/APPLICANT:** BROZICEVIC DON ATHOL & CYNTHIA  
15101 GEORGIA WAY  
GRASS VALLEY, CA 95949

**AGENT:** BROZICEVIC CINDY

**PROJECT DESCRIPTION:** A request for a Mendocino Historical Review Board Permit for construction of a new two-story Italianate-style house with detached garage and shed.

**STREET ADDRESS:** 45091 Calpella Street, Mendocino (APN 119-234-08)

**PARCEL SIZE:** 022 acres or 9,634 square-feet

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15303 for new construction or conversion of small structures, like a single-family residence, which is a Class 3(a) exemption. Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Vacant lot  
North: Category I, Beggs House  
South: Category I, MacCallum House  
East: not listed  
West: IVb Post Office

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**PAST MHRB PERMITS:** vacant land without previous permits.

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- |   |                    |
|---|--------------------|
| ✓ Building Size, Height, Proportions and Form     | ✓ Roof Shape       |
| ✓ Relationship of Building Masses and Open Spaces | ✓ Color(s)         |
| ✓ Relationship to Surrounding Structures          | Sign Size          |
| ✓ Materials and Textures                          | Number of Signs    |
| ✓ Architectural Details and Style                 | Placement/Location |
| ✓ Facade Treatment                                | ✓ Lighting         |
| ✓ Proportions of Windows and Doors                | ✓ Paving/Grading   |
| Landscaping                                       |                    |

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Building Design (pages 7-9)

**STAFF NOTES:** The project site is designated Mixed-Use on the Mendocino Town Plan Land Use Map and is within the Mendocino Mixed-Use Zoning District (MMU). As delineated within Table 1, the project complies with all development standards of the MMU District.

<b>Table 1: MMU District Regulations and Accessory Use Regulations</b>		
MTZC Section	Standard	Proposed
20.660.010(A)(1) Residential Use Types	Single-Family Residential	Single-Family Residential
20.660.010(B)(2) Commercial Use Types	Administrative and Business Offices	future CDP application
20.660.035 Minimum Front and Rear Yards	20-feet	20-feet or more
20.660.040 Minimum Side Yard (and Street-Side Yard)	6-feet	6-feet or more
20.660.050 Maximum Building Height	28-feet	27.75-feet
20.660.055 Minimum Vehicle Parking	1.5 spaces/dwelling + 1.0 space/400 SF commercial	4 spaces
20.660.060 Maximum Lot Coverage	25%	16%
20.660.075(A) Maximum Floor Area Ratio	0.5 floor area: 1.0 lot area or 4,817 maximum floor area	3,147 square-feet
20.660.075(B) Minimum percent residential gross floor area	50% or more of the gross floor area of all development shall be devoted to residential dwelling units	Recommend condition of approval
20.660.075(D) Residential Use Priority	Residential use must be established prior to commercial uses	Recommend condition of approval
20.660.075(E) Conversion of Land Use	Residential land uses cannot be converted to non-residential	Recommend condition of approval
20.660.075(F) Maximum Floor Area	Limited to 8,000 SF under one roof	Satisfied

Table 2 lists MHRB Guidelines for building design and compares the proposed residence, garage, and shed with the guidelines.

<b>Table 2: Mendocino Historic Review Board Design Guidelines</b>		
VII. Structural Guidelines	Guideline	Proposed
1. Scale and Proportion	Height, width, general proportions, windows and doors shall conform to surrounding buildings.	The window and door heights and widths conform to early northern California architecture preserved within the district.
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	Stylistically accent is on the vertical for Italianate-style architecture (Foster).
3. Exterior Building Materials	Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	V-groove wood plank siding is proposed.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
4.a. Windows and Doors: Residential	Proportions (including relationships between windows and doors) shall be compatible with the architectural style and character of landmark structures... Windows and doors may have accent ornamentation when it is integral to the building design.	Proposed are tall windows with crown moldings; use of 2-over-2 glazing with several windows grouped in pairs; bay window faces south.
5. Foundation Walls	The maximum exposure should be 10-inches.	10-inches of the 22-inch foundation are exposed. A 12-inch wooden water table with drip cap obscures a portion of the foundation wall.
6.a. Roof Form: Residential	Hip, mansard and high pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.	Hipped gabled roof on the main structure. Roof pitch is 12-over-5. Hipped gabled rooflines are typical to Italianate-style architecture (Foster).
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encourage.	Composite shingles with painted metal gutters and downspouts.
7. Architectural Features	All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.	Italianate-style architecture would typically encompass: strong vertical accent. Plain cornices under wide eaves with scrolled brackets; tall windows with heavy crown moldings; frequently 1-over-1 glazing with windows grouped in pairs; bay windows are common (Foster).

The description of Italianate-style architectural features is drawn from Gerald Foster's American houses: a field guide to the architecture of the home (2004).

The applicant proposes an Italianate-style residential structure with a gross-floor area of 1,787.4 square-feet. Other accessory structures include a two-story garage with 632 square-feet of gross floor area and a 96-square foot shed to house a pressure tank and electrical. The potable water is supplied from a shared water storage tank located on an adjacent property. In addition to Review Board consideration of the proposed residential land use, the applicant will be required to obtain a Categorical Exclusion Permit for the residential land use; and a future Coastal Development Permit for the commercial land use shown on the proposed plans. The commercial building is not a part of MHRB 2016-0004 Application and would be subject to separate permitting at a future date.

**REQUIRED FINDINGS:** The Historical Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District;

The proposed Italianate-style architecture is well represented in shape, form, and fenestration and the proposed single-family home, detached garage, and detached shed are compatible with the surrounding developed lots, early northern California architecture, and the Historical Preservation District; and

- (b) The appearance of the proposed work will not detract from the appearance of other property within the District;

The proposed Italianate-style architecture (having 12-over-5 roof pitch, scrolled brackets, multi-light windows and bay window) would not detract from the appearance of the other property within the Historical Preservation District.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
5. Fifty-percent (50%) or more of the gross floor area of all development shall be devoted to residential dwelling units.
6. No non-residential use shall be permitted prior to a residential use being established on the site.
7. No residential dwelling unit or portion thereof shall be converted to any non-residential use except as provided by Chapter 20.748.

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The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,040.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

**COUNTY OF MENDOCINO  
DEPT. OF PLANNING & BUILDING  
SERVICES**

**120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427**

Case No(s) MHRB 2016-0004  
Date Filed 2/4/2016  
Fee \$ 850.00  
Receipt No. 9863  
Received by JA

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <u>CINDY BROZICEVIC, INNERHOUSE DESIGN</u>		Name of Property Owner(s) <u>DON &amp; CINDY BROZICEVIC</u>	Name of Agent <u>CINDY BROZICEVIC</u>
Mailing Address <u>15101 GEORGIA WY. GRASS VALLEY, CA 95949</u>		Mailing Address <u>SAME</u>	Mailing Address <u>SAME</u>
Telephone Number <u>530.559.1095</u>		Telephone Number <u>SAME</u>	Telephone Number <u>SAME</u>
Assessor's Parcel Number(s) <u>119-234-08</u>			
Parcel Size <u>9633.7</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres		Street Address of Project <u>45091 CALPELLA ST. MENDOCINO, CA 95460</u>	

**TYPE OF DEVELOPMENT**

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

## PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

### 1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

Construct new two-story Italianate style house with detached garage, shed, and office.

See attached color board for exterior colors and lighting. See attached drawings for project layout and details. This proposed project will be our full time home and office. We currently have an architecture firm in Grass Valley, CA, and we plan to use the office space for our firm.

### 2. If the project includes new construction, please provide the following information:

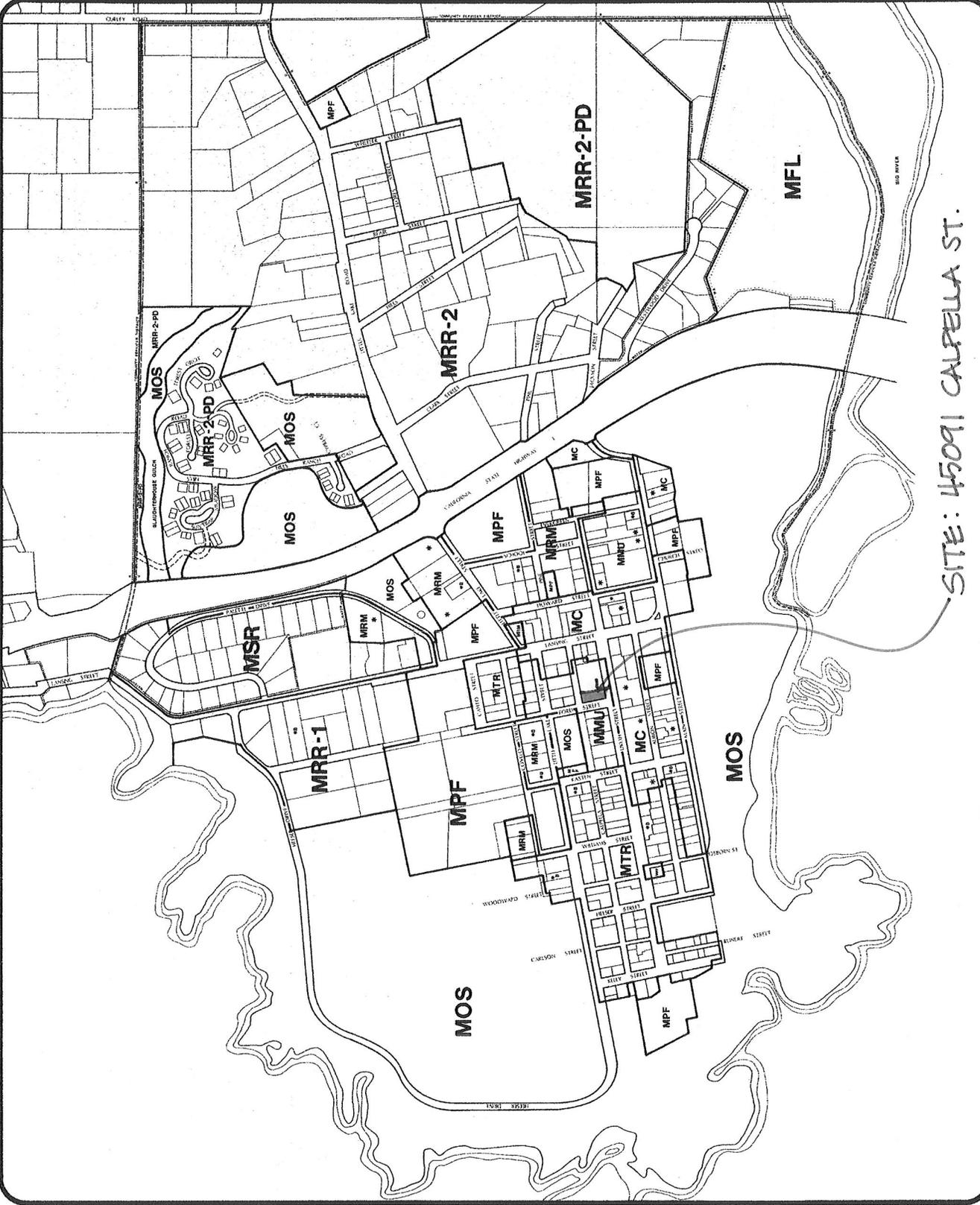
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 0 sq. ft.
- What is the total floor area (internal) of all structures on the property? 3313.4 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? 2419.3 sq. ft.

*If you need more room to answer any question, please attach additional sheets*

# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS  
January 23, 1985

The jurisdiction over zoning and related matters has been vested in the Mendocino County Board of Supervisors, and the Board of Supervisors has the honor to certify that the attached is the official zoning map of Mendocino County, California.



SITE: 45091 CALPELLA ST.

**SITE PLAN**

SCALE: 1/8" = 1'-0"

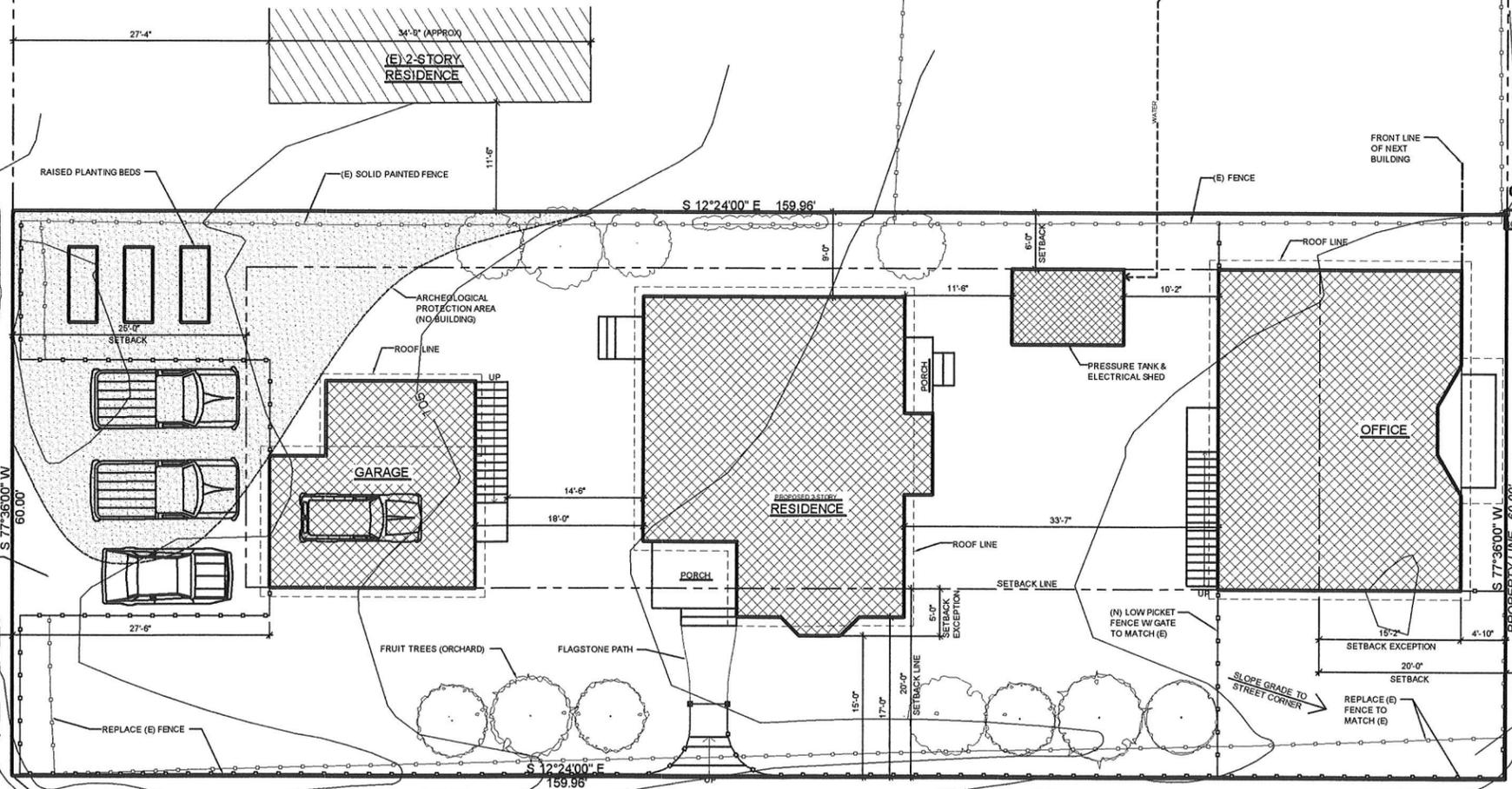
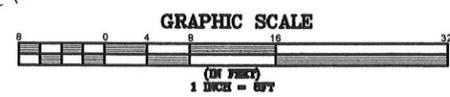


TOTAL RESIDENTIAL FLR AREA = 1577.8 SF  
TOTAL COMMERCIAL FLR AREA = 884.0 SF  
TOTAL GARAGE FLR AREA = 824.2 SF  
TOTAL BUILT AREA = 3286.0 SF  
ALLOWED BUILDABLE AREA = 3666.0 SF  
TOTAL LOT AREA = 6000.0 SF

CALPELLA STREET

UKIAH STREET

FORD STREET



RAISED PLANTING BEDS

(E) SOLID PAINTED FENCE

ARCHAEOLOGICAL PROTECTION AREA (NO BUILDING)

GARAGE

RESIDENTIAL RESIDENCE

PORCH

PRESSURE TANK & ELECTRICAL SHED

OFFICE

FRUIT TREES (ORCHARD)

FLAGSTONE PATH

(N) LOW PICKET FENCE W/ GATE TO MATCH (E)

REPLACE (E) FENCE TO MATCH (E)

REPLACE (E) FENCE

FOUND REBAR PROPERTY CORNER MARKER

(E) UNPAVED PARKING

(E) UNPAVED PARKING

STREET SIGN

(E) STREET LIGHT

SIDE OPENING STORM GRATE BASIN F.L. 98.94'

12" Ø CMP

(E) SHARED WATER STORAGE TANK

(E) FENCE

(E) FENCE

(E) FENCE

FRONT LINE OF NEXT BUILDING

ROOF LINE

ROOF LINE

SETBACK LINE

PROPERTY LINE 60.00'

S 12°24'00" E 159.96'

S 77°36'00" W 60.00'

S 77°36'00" W 60.00'

S 12°24'00" E 159.96'

25'-0" SETBACK

27'-6"

27'-4"

34'-0" (APPROX) (E) 2-STORY RESIDENCE

11'-6"

14'-6"

18'-0"

15'-0"

17'-0"

20'-0"

6'-0" SETBACK EXCEPTION

6'-0" SETBACK

11'-6"

10'-2"

8'-0"

6'-0" SETBACK

ROOF:  
CERTAINTEED  
MX. DEF  
COLOR:  
WEATHERED  
WOOD



body

trim

sash

doors

(OFFICE ONLY)



LOEWEN WOOD  
WINDOWS, OR. EQ.



GARAGE

FACING CALPELLA STREET



RESIDENCE

FACING FORD STREET



OFFICE

FACING UKIAH STREET

GARAGE LIGHT:



**BROZICEVIC RESIDENCE**  
45091 CALPELLA STREET MENDOCINO, CALIFORNIA 95460  
INNERHOUSE DESIGN  
1-18-16

MAIN HOUSE  
SCONCE: 1 ST  
EACH EXTERIOR  
DOOR (3 TOTAL)



OFFICE SIGN LIGHT @ PEAK

